

**Beaver County
Planning & Zoning Commission
April 19, 2016
7:30 p.m.**

Minutes

Attendance: Darrel Davis- Chairman, Mike Riley, Walter Schofield, Drew Coombs, Kolby Blackner, Jared Gillins representing the Building Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator.

Visitors: Jim Webb, Keven Whicker, and Scott Albrecht.

Called to Order at 7:37 p.m.

MINUTES

Minutes from the March 15, 2016 meeting were read. Kolby Blackner made a motion to approve the minutes. Drew Coombs seconded the motion. Motion passed unanimously.

CONDITIONAL USE PERMIT:

Smithfield's representative, Jim Webb, came before the commission to request a conditional use permit for a four bay truck wash in Sec. 4, T30S, R12W in an MU-20 District. Extensive health issues have required them to be more vigilant in washing & sterilizing the trucks in order to eradicate disease. It will be constructed on the west end of the Skyline Facility and used for washing internal transport trucks only. It requires approximately 500 gallons of water to wash a truck. They will be piping the waste water to the closest evaporative lagoon which would raise the water level by 16 inches. State approval is pending. Kolby Blackner abstained from voting. Mike Riley made the motion to approve the conditional use permit. Walter Schofield seconded the motion. Motion passed unanimously.

CONDITIONAL USE PERMIT:

Beaver County is seeking a conditional use permit for a gravel pit/crusher in Sec. 21, T29S, R08W in an MU-20 District. The existing pit, owned by the BLM, is located 1.31 miles north of Adamsville, just off The Pass Road. Scott Albrecht stated that Beaver County has met all permitting requirements with the BLM. It is their intent to crush and stockpile approximately 60,000 tons of material to be used over the next several years. It will be secured behind temporary fencing and gates. Reclamation, ripping and re-seeding, would be the responsibility of the BLM when they are finished with the pit. Mike Riley made a motion to approve the conditional use permit. Kolby Blackner seconded the motion. Motion passed unanimously.

GENERAL PLAN AMENDMENT-AGRICULTURE COMMODITY ZONES-GRAZING:

Natural Resource Specialist, Keven Whicker, came before the commission. In 2014, Representative Mike Noel was working to establish Agriculture Commodity Zones for Grazing and Timber, within multiple counties, to protect, preserve, and enhance both industries. Two Grazing Zones, the Tushar Mountain Region & the Southwest Desert Region, in Beaver County, were incorporated into State Law 63J-8-105.8 effective 5/12/15 and an additional zone, the Central Region, was later added by amendment.

Beaver County Commissioners suggested that we amend the General Plan to include these three established zones, thus adopting Utah State Law as a Beaver County Ordinance.

Drew Coombs recommend that the county commission amend the general plan to include the three established Grazing Agricultural Commodity Zones. Mike Riley seconded the motion. Motion passed unanimously.

WORK MEETING:

Kyle Blackner shared two training resources with the commission members:

The luau.utah.gov website (Land Use Academy of Utah) and YouTube UCIP planning videos. Both are helpful in learning about state law land use issues. They will help to explain the difference between our administrative & legislative responsibilities. Public Hearings will now be part of the P/Z Commission Meetings when making proposed legislative changes to the County Code via ordinances. Additionally, we have invited Utah's State Land Use Ombudsman, Brent Bateman to come and present for all town/city/county councils/commissions/attorneys. Date & time are pending.

County Attorney, Von Christiansen, requested time for P/Z training at our next meeting.

Kyle Blackner also shared information he had recently received about nightly rentals. Court proceedings, in other jurisdictions, have set precedence. He felt we needed to clarify our intentions and establish guidelines for them, instead of allowing others to do it for us. Von suggested Mr. Blackner could research it and see which zones would be conducive to nightly rentals. It was suggested we put it on the next agenda.

It was also suggested to list gravel pits in an Ag Zone & Kennel permits on the next Agenda.

Questions were answered regarding the need for a recent zone change from A-20 to A-5.

Drew Coombs made a motion to adjourn, Mike Riley seconded the motion. Motion passed unanimously. The meeting was concluded at 9:03 p.m.

Minutes approved on _____.

Darrel Davis - Chairman